Bill Garrett Davidson County
Batch# 114363 DEEDWARR
07/10/2018 11:38:50 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180710-0066482

This Instrument Prepared by: AND RETURN TO:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Matthew Joel Malaski
Kristine F. Malaski
2935 Windemere Circle
Nashville, TN 37214

SEND TAX BILL TO:
Bank of America
4500 Amon Carter Blvd.
Fort Worth, TX 76155

MAP/PARCEL 084-08-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randy W. Karschner and wife, Deborah Jean Karschner, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Matthew Joel Malaski and wife, Kristine F. Malaski, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Lot 220, SECTION 7, LINCOYA HILLS, as shown on plat of record in Plat Book 2331, Page 119, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 220 fronts 107.5 feet on the southerly side of Windmere Circle and runs back 190.3 feet on the Westerly line to a dead line in the rear, measuring 62 feet thereon.

Being the same property conveyed to Randy W. Karschner, by Warranty Deed from Bennie P. Wood, of record in Instrument No. 20001129-0117226, in the Register's Office of Davidson County, Tennessee, dated November 27, 2000 and recorded on November 29, 2000.

Being the same property conveyed to Randy W. Karschner and Deborah Jean Karschner, by Quit Claim Deed from Paul N. Rudolph, Trustee, of record in Instrument No. 20011004-0107900, in the Register's Office of Davidson County, Tennessee, dated October 04, 2001 and recorded on October 04, 2001.

This is improved property known as: **2935 Windemere Circle, Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 06 11th day of July, 2018.

WITNESS MY HAND on this the 06 11th day of July, 2018

Randy W. Karschner

Deborah Jean Karschner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Randy W. Karschner and Deborah Jean Karschner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 06 11th day of July, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me this the 06 11th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180398